Key: 7908

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,136

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ELLIS CLAUDIA S 72 ALLEN DRIVE BREWSTER, MA 02631	95-97-0	72 ALLEN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ELLIS CLAUDIA S	11/05/2012	DC		1586-88
ELLIS THEODORE B JR & CLA	01/12/1972	XX		1586-88

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
205	03/12/2018	77	SOLAR PANELS	11,000	07/10/2019	TCK	100	100
40	01/19/2016	7	ALTERATIONS	3,400	04/06/2017	NF	100	100
604	08/10/2015	3	OUT BUILDING	7,000	04/20/2016	WFF	100	100
901	10/31/2014	7	ALTERATIONS	50,000	06/10/2015	MW	100	100
		12	CYCLICAL NON		02/14/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,500	13 1.00	A 1.00	A 1.00	219,200	2.36	A 1.00	R03 1.00			219,810

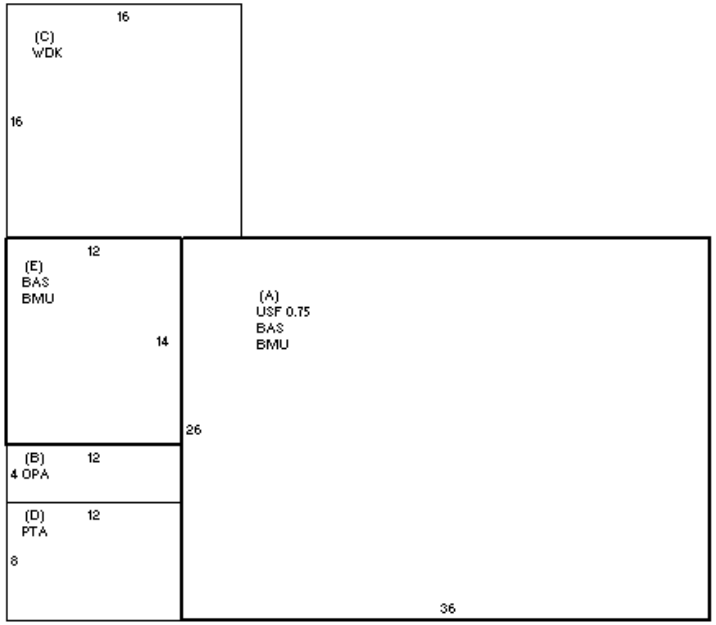
TOTAL	18,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	219,800	207,400
BUILDING	399,000	376,800
DETACHED	3,600	3,500
OTHER	0	0
TOTAL	**622,400**	**587,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12X16	2015	192	20.77	3,600

PHOTO 10/07/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/7/2020	TCK
LIST	10/7/2020	EST
REVIEW	1/12/2021	MR

BLDG COMMENTS

14 SOLAR PANELS
INFO @ DOOR 10/7/20

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,806	DETAIL ADJ	1.000
$NLA(RCN)	$307	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,580
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,104		62.11	68,569
+	BAS	L	BASE AREA	1,104	1973	279.28	308,330
A	USF	L	UPPER STORY FIN	702	1973	202.23	141,967
B	OPA	N	OPEN PORCH	48		55.00	2,640
C	WDK	N	WOOD DECK	256		43.12	11,039
D	PTA	N	PATIO	96		20.11	1,931
	F21	O	FPL 2S 1OP	1		11,166.10	11,166

TOTAL RCN	554,221

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1977 / 46	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$399,000